

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 25, 2003 PLANNING COMMISSION MEETING

**P.A.S.:** Special Permit 2024

**PROPOSAL:** AT&T Wireless is proposing to replace an approximately 70' tall stadium light pole with an 83' tower. The existing stadium lights will be mounted on the new tower below the antenna panels. The ground-based equipment cabinets will be installed at the base of the tower within a screened compound.

**LOCATION:** 6000 A Street

**LAND AREA:** Approximately 22.2 acres.

**CONCLUSION:** This request represents the least intrusive way to provide needed coverage in this area by making use of an existing facility. It complies with the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.

<b>RECOMMENDATION:</b>	Conditional Approval
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### **GENERAL INFORMATION**

**LEGAL DESCRIPTION:** Lot 41 I.T., Section 28, T10N, R7E, of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**EXISTING ZONING:** R-1 Residential

**EXISTING LAND USE:** Secondary Education Facility (Pius X High School)

### **SURROUNDING LAND USE AND ZONING:**

North	Single-family Residential	R1
South	Park	P
East	Senior High School	R1
West	Single-family Residential	R1

**HISTORY:** -**SP#1920** was approved October 3, 2001, allowing Cricket to replace the southwest ball field light pole on this site with an 91' tall tower  
-**SP#1847** was approved June 28, 2000, allowing Qwest Wireless to replace the northeast ball field light pole on this site with an 88' tall tower.  
-**SP#1485** was approved January 28, 1994, allowing LT&T to replace the

southeast ball field light pole on this site with an 84' tall tower.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

**Page F25** - The 2025 Comprehensive Plan's Land Use Plan designates public and semi-public land uses for the school site.

**Page F83** - Telecommunications - Residential and business services, including cellular phone networks, high speed internet access, and fiber optic networks will continue throughout the area.

**Page F126** - Wireless Telecommunications (excerpts)- The City and County understand the importance of these technologies to the world of tomorrow and support the development of the infrastructure needed to further their use. The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

## **ANALYSIS:**

### **Conformity with Comprehensive Plan.**

1. This application is considered an unobtrusive siting on private property, and is consistent with the goals of the Comprehensive Plan.

### **Preference of site location in accordance with Chapter 27.68.080.**

2. This application is considered a preferred location under Lincoln Municipal Code (LMC) Section 27.68.080(a)(2) - an unobtrusive facility on a privately-owned site.

### **Compatibility with abutting property and land uses.**

3. It seeks to minimize intrusion into the neighborhood by utilizing an existing facility, as has been done on the other three light poles surrounding the ball field.

### **Adverse impacts such as visual, environmental or noise impacts.**

4. This request proposes to replace an existing light pole with a tower which will allow the antennas to collocate with the existing ball field lights. The ground-based equipment cabinets are shown near the base of the tower, and are to be screened by both a 6' fence and by landscaping required by the Design Standards.

**Availability of suitable existing structures for antenna mounting.**

5. A light pole replacement is considered a suitable existing structure for antenna mounting.

**Scale of facility in relation to surrounding land uses.**

6. Three other towers, 91, 88', and 84' in height, already exist on this site. They are of a scale that is generally consistent with typical facilities commonly associated with a senior high school campus.

**Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.**

7. There is no negative impact on views, vistas, or historic structures/districts.

**Color and finish.**

8. The application notes that the tower will be painted brown to match the other three poles supporting ball field lights.

**Ability to collocate.**

9. The facility is designed to accommodate an additional carrier. However, because of the shadowing effect caused with the use of the lights, collocation of antennae using existing technology is unlikely.

**Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.**

10. There is an existing tree line along the west property line of the high school. Additionally, landscaping is required around the base of the tower to further screen the facility. However, the landscape plan must be revised to show trees from the City's Approved Plant List in an amount that meets the screening requirement. A landscape schedule and the planting method must also be shown on the plan.

**CONDITIONS:**

Site Specific:

1. This approval permits an 83' tall broadcast tower capable of accommodating an additional carrier.

General:

2. Before receiving building permits:
  - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department for review and approval.
    - 2.1.1 A revised site plan including 5 copies showing the following revisions:
      - 2.1.1.1 A landscape plan that includes trees from the City's Approved Plant List in an amount that meets the screening requirement, a landscape schedule, and the planting method.
      - 2.1.1.2 The height of the tower correctly indicated throughout the plans as 83', not 80'.
      - 2.1.1.3 Dimensions added to the property lines of Lot 41 I.T.
      - 2.1.1.4 The height of the security fence around the tower compound must be 6'.
      - 2.1.1.5 The setback of the tower from the west property line must be shown, and must be in excess of 41.5'.
      - 2.1.1.6 The surveyor's certificate must be signed.
      - 2.1.1.7 Site plan must show property lines, not "Apparent Property Lines".
    - 2.1.2 A surety approved by the City Attorney in an amount adequate to guarantee the removal of the facilities.

- 2.2 The construction plans comply with the approved plans.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:
- 3.1 Before use of this facility, all development and construction is to comply with the approved plans.
  - 3.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner.
  - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

-----  
Brian Will, AICP  
Planner  
June 11, 2003

**APPLICANT:** AT&T Wireless  
11600 96<sup>th</sup> Avenue  
Maple Grove, Minnesota 55369  
(763) 493-0027

6000 A Street - AT&T at Pius X  
SP#2024

Page 6

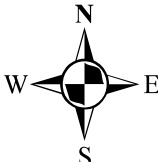
**OWNER:** Pius X High School Coporation  
6000 A Street  
Lincoln, NE 68510  
(402) 488-0931

**CONTACT:** Rob Viera  
2605 Fremont Avenue #301  
Minneapolis, Minnesota 55408  
(612) 801-2228

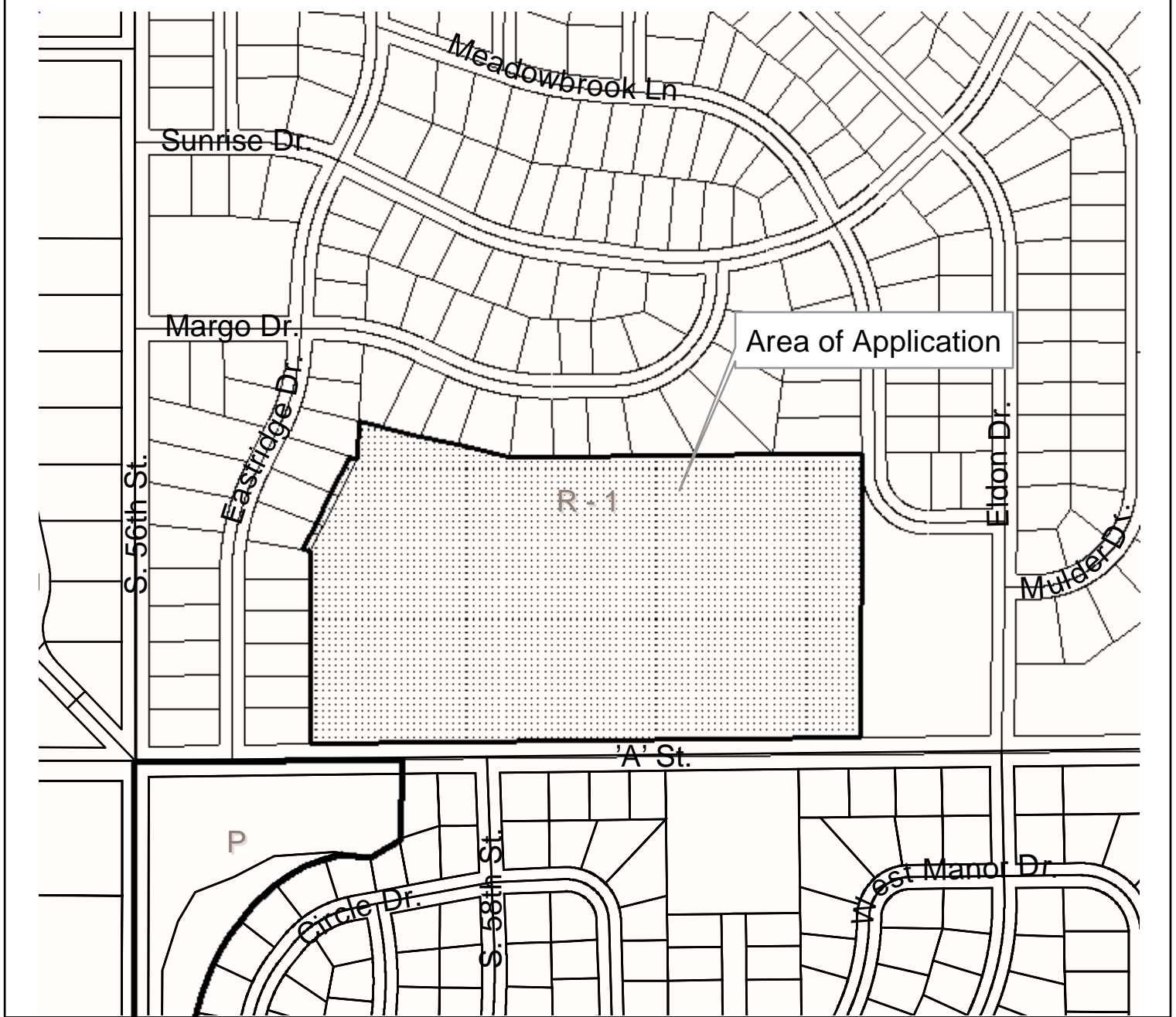




**Special Permit #2024**  
**6000 'A' St.**





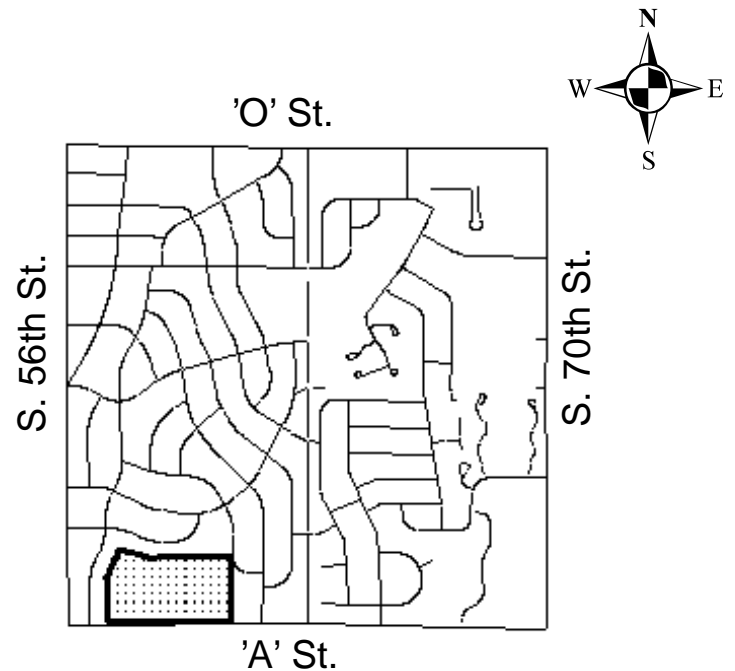
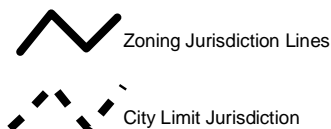


## Special Permit #2024 6000 'A' St.

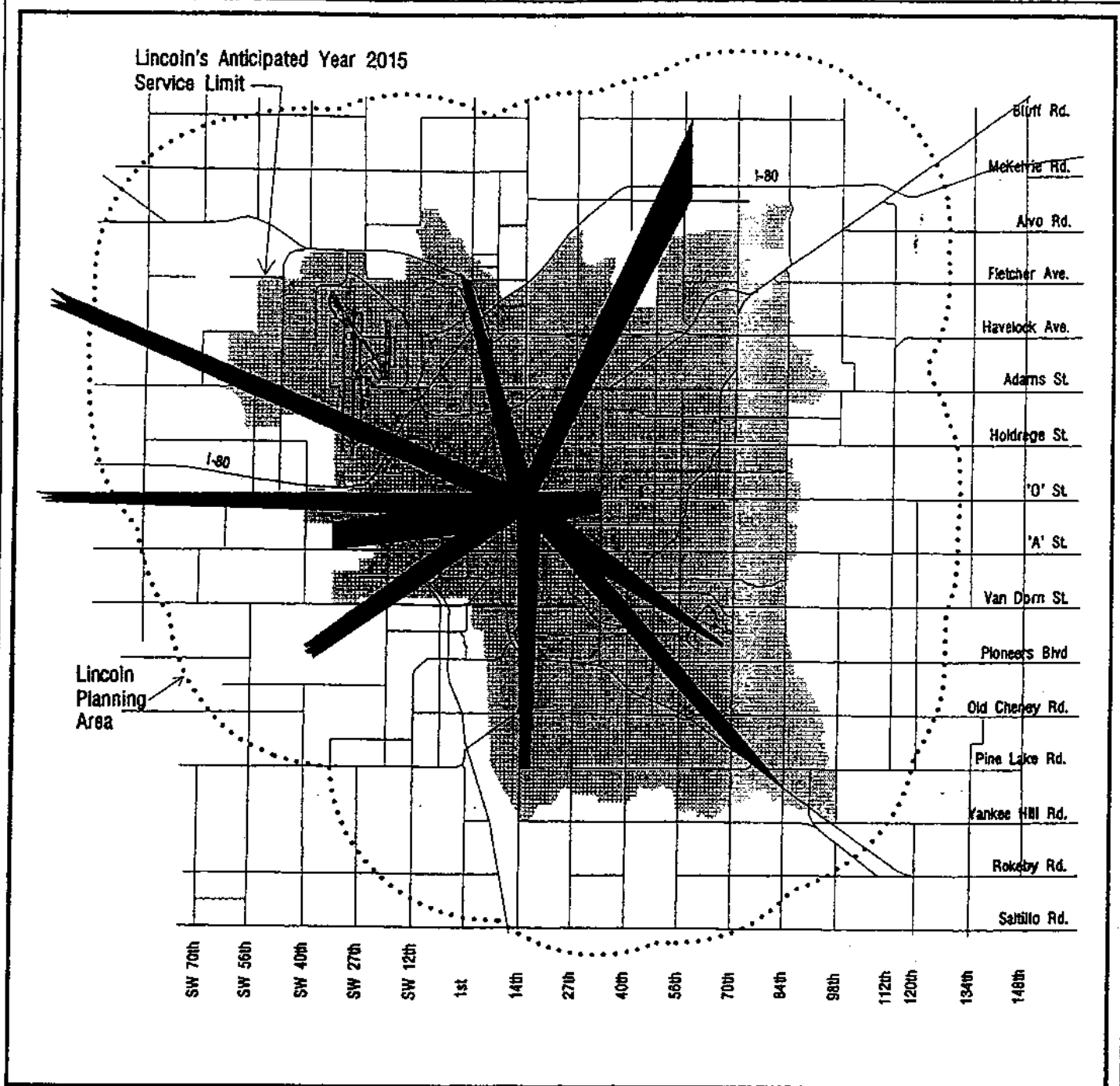
### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 28 T10N R7E







**Figure 62**

***Capitol View Corridors:  
City Perspective***



Miles  
0 1 2 3



Capitol View Corridor

**Lincoln City/Lancaster County  
Comprehensive Plan**

**Purpose:** AT&T Wireless is desirous to construct an approximately 80' co-locatable telecommunication tower at Pius X Central High School at 6000 "A" Street in Lincoln. The structure would include our antennas and the school's light configuration. This use does require a Special Permit. The following is intended to satisfy (where applicable) the Personal Wireless Service Facilities Application Requirements.

**Applicant Name:** Rob Viera 2605 Fremont Avenue South #301, Minneapolis, MN 55408 612.801.2228

**FCC License Holder:** AT&T Wireless PCS, LLC, a Delaware limited liability company, d/b/a AT&T Wireless, 2729 Prospect Park Drive, Rancho Cordova, CA 95670

**Owner and Operator:** Same as above

**Record Owner:** Pius X High School Corporation, 6000 A Street, Lincoln, NE 68510

**Statement of Permission:** See attached letter signed by school representative.

**Type of Site:** Monopole

**Legal Description (Property Description):** Parcel # 17-28-338-003-000/ Legal Description: Irregular Tract Lot 41 SW EX South Part 28-10-7 and Eastridge Third Addition Block 3 Tri. Tract in East Part of Lots 4,5 & 6. See attached Lancaster County Property Information Sheet.

**Plot Plan:** Some information provided here or see attached construction renderings and antenna and equipment specification sheets.

**Sight Lines Representation:** Please see attached.

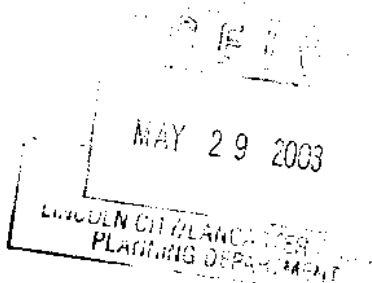
**Siting Elevation:** Please see attached

**Photographs:** See attached before and after photographs.

**Landscape Plan:** See Plot Plan

**Location Preference:** This tower location per Section 27.68.080 (a) (2) is a Preferred Location as it will be a camouflaged tower painted accordingly, screened from view by a fence and trees, co-locatable and also used as an illumination aid for the school's athletic field.

**Equipment brochures:** See attached Plot Plan and other provided brochures.



**Security Barrier Description:** Screening will be shown on Plot Plan. We are required to abide by all screening and landscaping requirements.

**Statement indicating measures designed to minimize adverse visual effects on adjacent properties:** Per Screening and Landscaping Chapter 3.50-7 Broadcast Towers 7.9 this site will adhere to all requirements of deciduous and coniferous evergreen trees as well as be fenced in. The tower will be designed and painted as to be congruent with the existing telecommunication towers. There will not be any artificial light on the tower. Please see attached photographs showing existing light structure.

**Maintenance and monitoring program:** AT&T Wireless representatives will make periodic visits to the site for basic maintenance purposes, approximately two (2) times per month.

**FAA Documents:** There are no FAA requirements for this site at this height.

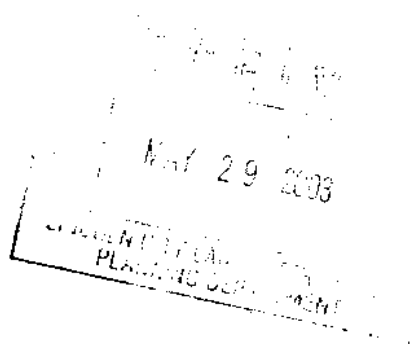
**Co-location Statement:** This tower will be designed to allow for co-location. An engineering letter is available upon request documenting the integrity of said tower.

**Fall Zone/Setbacks:** Setback requirements are  $\frac{1}{2}$  the height of the tower. Tower does meet all required setback and fall zone requirements. Distance from tower to property line is 50'+.

**Recordation:** We will record all necessary documents with the Register of Deeds.

**Surety Documentation:** Furnished upon approval.

**Indemnity Documentation:** Furnished upon approval.



### **Maintenance & Monitoring Program**

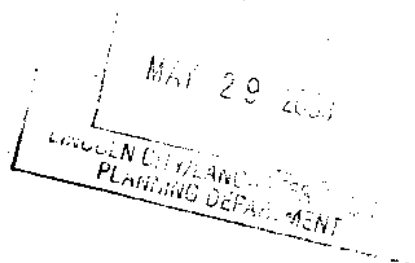
AT&T Wireless' agents and/or employees typically visit sites a couple of times per year or when an emergency warrants a visit. A visit would constitute a back-up service plan, as there will not be a generator on site.

### **Antenna & Support Structure**

AT&T Wireless operates under all applicable local, state and federal rules and regulations. Once a site is constructed we will be able to furnish documentation from a licensed engineer addressing structural integrity issues. The wind-load issue has been addressed on our drawings. The surrounding area will not be adversely affected by our installation as our design will be aesthetically pleasing and will blend in and look similar to existing telecommunication structures.

### **Co-location**

Our first choice is always to co-locate on existing structures. We are unable to utilize the existing structures at Pius High School because of our need to locate our antennas at 80'. The other structures are unable to accommodate our antennas because they are at similar heights, which make construction not feasible. Also, typically telecommunication companies require 10' of vertical separation between antennas to alleviate interference. We supplied our engineers with the other existing structure's specifications and it was determined that they would not meet our objectives.





RECEIVED  
MAY 29 2003  
FBI

DRAWING INDEX

REV.

DIRECTIONS

PROJECT INFORMATION

A-OMAHNE1116B-T01	TITLE SHEET	0
A-OMAHNE1116B-B01	SITE SURVEY	0
A-OMAHNE1116B-C01	SITE PLAN	0
A-OMAHNE1116B-C02	ENLARGED SITE PLAN/GRADING PLAN	0
A-OMAHNE1116B-C03	SITE ELEVATION	0
A-OMAHNE1116B-C04	CONSTRUCTION DETAILS	0
A-OMAHNE1116B-C05	CONSTRUCTION DETAILS	0
A-OMAHNE1116B-C06	CONSTRUCTION DETAILS	0
A-OMAHNE1116B-C07	FENCE DETAILS	0
A-OMAHNE1116B-E01	EXTERIOR GROUNDING PLAN	0
A-OMAHNE1116B-E02	ONE-LINE DIAGRAM & DETAILS	0
A-OMAHNE1116B-E03	GROUNDING DETAILS	0
A-OMAHNE1116B-E04	GROUNDING/UTILITY DETAILS	0
A-OMAHNE1116B-E05	ANTENNA SCHEMATIC & DETAILS	0

FROM OMAHA, NE, TAKE I-80 WEST TOWARDS LINCOLN, NE. TAKE I-80 TO I-4 AND CONTINUE ALONG I-4. TAKE I-4 SOUTH AND EXIT AT N. CORNER ROAD AND HEAD SOUTH ON N. CORNER ROAD. TURN RIGHT ON N. CORNER ROAD AND TAKE I-4 SOUTH TO I-480 STREET. TURN LEFT ON I-480 STREET AND TAKE I-480 STREET TO SITE (PLOT A-3 ON NORTH SIDE OF STREET).

VICINITY MAP

ALL SCALE IN FEET UNLESS NOTED OTHERWISE

600 Reese Highway  
P.O. Box 100  
Lincoln, NE 68501  
Phone: 402/486-9001

SITE NUMBER: OMAHNE1116B  
SITE NAME: 58th & WASHINGTON  
6000 24<sup>TH</sup> STREET  
LINCOLN, NE 68510

AT&T WIRELESS SERVICES, INC.  
119 W. 10th St., Suite 200  
Lincoln, NE 68501  
(402) 486-9001

1	DESIGN	DATE	BY	CHKD	DATE	BY	CHKD
2	REVISION	DATE	BY	CHKD	DATE	BY	CHKD
3	REVISION	DATE	BY	CHKD	DATE	BY	CHKD
4	REVISION	DATE	BY	CHKD	DATE	BY	CHKD
5	REVISION	DATE	BY	CHKD	DATE	BY	CHKD
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7	REVISION	DATE	BY	CHKD	DATE	BY	CHKD
8	REVISION	DATE	BY	CHKD	DATE	BY	CHKD
9	REVISION	DATE	BY	CHKD	DATE	BY	CHKD
10	REVISION	DATE	BY	CHKD	DATE	BY	CHKD

DATE: 08/11/01  
TIME: 10:00 AM

PROJECT: 24897-613  
SHEET: 1 OF 1

PROJECT: 24897-613  
SHEET: 1 OF 1

PROJECT: 24897-613  
SHEET: 1 OF 1

TITLE SHEET

SITE QUALIFICATION PARTICIPANTS

NAME	COMPANY	NUMBER
A/E	TOM ZIMMERMAN	TERRA CONSULTING GROUP, LTD. 847-098-0400
SAC	JESSICA WALSH	BECHTEL 952-221-5125
RF	SADASHY KULKARNI	BECHTEL 402-215-3330
COM	FRANK DRAFT	BECHTEL 952-054-4333
LANDLORD	PLUS HIGH SCHOOL	FATHER MIKE MORIN 402-441-8390
OTHER	ROBERT GARCIA	ALAT OPERATIONS DEPT. 402-203-0173

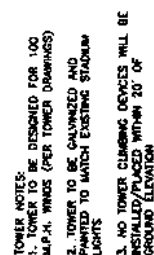




10



PLAN SECTION 803C  
C03



SCALE: 1" = 20' 0"

WEST ELEVATION



**TERRA**  
 THE WORLD OF THE FUTURE  
 9000 Avenue Highway  
 9000 Avenue Highway  
 9000 Avenue Highway

SITE NUMBER: OMAHE1116B  
SITE NAME: 56th & WASHINGTON

PCO-61	PCO-61
PCO-61	PCO-61



AT&T WIRELESS SERVICES, INC.  
115 SOUTH 10th STREET, 10th Floor  
Owensboro, KY 40301  
(502) 681-2972 (ext. 2000) 24-hour fax

SCALE:	AS SHOWN	DEFORMED BY:	TAX	DRAWN BY:	CHK	APP'D	CDD
ENR'D		REMOVED FOR CONSTRUCTION					
SWAYD		SUBMITTED FOR SWAYD REVIEW					
Date							

### Quantifying Oscillation

SITE ELEVATION

JOE HAWKING JR.  
24897-613

JOE MATHIAS JR.  
24897-813  
A-CMAHNE1116  
COLUMBIA MICHIGAN